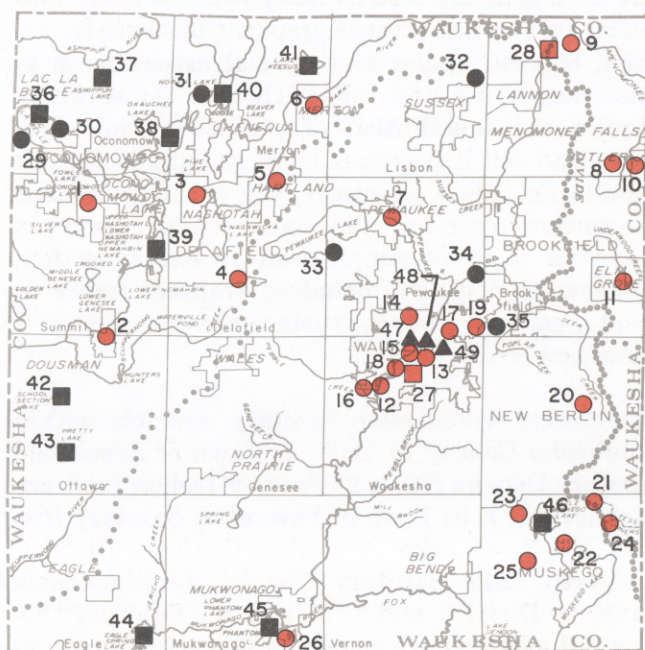


Map 79

**SPECIAL-PURPOSE DISTRICTS
IN WAUKESHA COUNTY: 1993**



LEGEND

- TAX INCREMENTAL FINANCE DISTRICT
- BUSINESS IMPROVEMENT DISTRICT
- TOWN SANITARY DISTRICT
- PUBLIC INLAND LAKE PROTECTION AND REHABILITATION DISTRICT
- ▲ REDEVELOPMENT AREA

49 REFERENCE NUMBER
(SEE APPENDIX C)

Source: SEWRPC.

including aeration, diversion, nutrient removal or inactivation, dredging, sediment covering, and drawdown, 4) construction and operation of water level control structures, and 5) control of nonpoint source pollution. The districts do not have police powers, but may request counties, towns, villages, or cities to enact ordinances necessary to improve or protect the lake.

There were 11 inland lake protection and rehabilitation districts in Waukesha County in 1993, including Ashippun, Eagle Springs, Lac La Belle, Keesus, Muskego, North, Okauchee, Phantom, Pretty, School Section, and Upper Nemahbin Lakes, as shown on Map 79.

Business Improvement Districts

Section 66.608 of the Wisconsin Statutes authorizes cities, villages, and towns to create one or more

business improvement districts to allow businesses in those districts to undertake activities to develop, redevelop, manage, and promote the districts, and, importantly, to establish an assessment method to fund such activities. An operating plan for the development, redevelopment, maintenance, operation, and promotion of the district must be prepared at the time the district is established. There were two business improvement districts in Waukesha county in 1993, one centered at the intersection of Main Street (STH 74) and Appleton Avenue (STH 175) in the Village of Menomonee Falls, the other located in the central business district of the City of Waukesha.

Redevelopment Areas

Cities and villages are authorized under Section 66.431 of the Wisconsin Statutes to create redevelopment authorities for the purpose of carrying out blight elimination, slum clearance, and renewal programs. Such authorities have the power to prepare redevelopment plans and to undertake and carry out redevelopment and renewal projects within the corporate limits of the community. Generally, redevelopment projects seek to eliminate obsolescent and deteriorating buildings and to assemble existing small lots into larger parcels of adequate size and shape so as to meet contemporary development standards, in order to promote orderly physical and economic redevelopment of blighted areas. As shown on Map 79, there were three redevelopment areas in Waukesha County, all in the central portion of the City of Waukesha, in 1993. It should be noted that, as of January 1, 1995, towns have been authorized under Section 66.437 of the Wisconsin Statutes to establish redevelopment areas.

SUMMARY

This chapter has described the findings of an inventory of areawide and County plans and has made an inventory and analysis of local plans and land use regulations affecting land use development in Waukesha County. The most important findings of this inventory and analysis work are summarized below:

1. The regional land use plan, complemented by various functional plans for transportation, parks and open space, water quality management, flood control, airports, and housing, is intended to serve as the overall guide to the physical development of the Region. The findings and recommendations of these regional

comprehensive plan elements have important implications for the County development plan. Key recommendations of these areawide plans are:

- The regional land use plan calls for 1) creation of a relatively compact, centralized regional settlement pattern by encouraging the placement of new urban development in generally concentric rings along the full periphery of, and outward from, the existing urban centers of the Region, 2) preservation in essentially open, natural uses of the remaining primary environmental corridors of the Region, and 3) preservation in agricultural and related uses of most of the remaining prime farmlands in the Region. The plan also sets forth recommendations with respect to major commercial centers, major industrial centers, and major outdoor public recreation centers in the County. SEWRPC Community Assistance Planning Report No. 201, A Development Plan for the IH 94 West Freeway Corridor: 2010, represents a refinement of, and amendment to, the regional land use plan for a 60-square-mile portion of western Waukesha County.
- The regional transportation system plan has three basic elements: 1) transportation system management element, which includes implementation of the long-proposed Milwaukee-area freeway management system and calls for areawide efforts to promote ridesharing, transit use, bicycle use, telecommuting, work-time rescheduling, and transportation management associations, 2) public transit system maintenance and improvement element, which recommends a potential commuter-rail route extending from Milwaukee west to Oconomowoc, provision of a total of 19 public transit stations within the County, and local transit service to be provided within existing or proposed major employment centers in the County, and 3) arterial street and highway system maintenance and improvement element, which calls for about 19 route-miles of new surface arterial streets, widening or other significant improvements for about 134 route-miles of arterial streets, and about six miles of new freeway in Waukesha County.
- The regional park and open space plan, refined in the Waukesha County park and open space plan, recommends 1) the provision of seven regional and 14 other major parks in the County, 2) extension and linkage of existing recreational corridors, 3) continued acquisition of land by the Wisconsin Department of Natural Resources for the Kettle Moraine State Forest, the Scuppernong Wildlife Area, and the Vernon Marsh Wildlife Area, and 4) continued acquisition, by State and County agencies, of environmental corridors and isolated natural areas lying within existing and planned urban service areas.
- The regional water quality management plan, refined for Waukesha County in 13 sewer service area plans, six lake water quality management plans, and two priority watershed nonpoint source pollution abatement plans, establishes regional water use objectives and related water quality standards and recommends measures for addressing both point and nonpoint sources of water pollution. Of particular importance to the preparation of a County development plan is refinement and detailing of sewer service areas attendant to each of the existing and proposed sewage treatment facilities in the County.
- Comprehensive plans for the Fox, Menomonee, and Root River watersheds are intended to help protect and restore the environmental quality of watersheds and to resolve serious and costly flooding problems. The plans emphasize nonstructural approaches to the abatement of existing, and prevention of new, flooding problems. Each watershed plan also recommends location-specific structural improvements to stream channels, levees along major streams, and creation of detention facilities, all for the purposes of flood damage abatement.
- The regional airport system plan recommends that Waukesha County-Crites Field and Capitol Airport be included in the regional airport system and be classified and function as General Utility-Stage II and Basic Utility-Stage II airports, respectively. A reevaluation and update of the

regional airport system plan was under way in 1994.

- The regional housing plan represented a concerted effort to identify the nature and extent of the housing problems within the Region, assess the overall effectiveness of past attempts to resolve these problems, and develop an areawide housing plan to meet the current and probable future needs of the Region. The housing objectives, principles, and standards adopted as part of the regional housing plan provide a basis for the preparation and evaluation of the housing element of the County development plan.
2. Countywide plans which are most relevant to the preparation of the Waukesha County development plan include the County agricultural land preservation plan, the County solid waste management plan, and the County overall economic development plan.
 - The Waukesha County agricultural land preservation plan is intended to help protect environmentally sensitive lands and sustain the agricultural base of the County, while allocating certain lands to urban use in accordance with anticipated needs. It serves as a basis for the application of exclusive agricultural zoning to enable owners of farmland to participate in the Wisconsin Farmland Preservation Program.
 - The Waukesha County solid waste management plan examines current and potential solid waste management systems in the County and sets forth the means by which the long-term disposal requirements of municipalities in the County can be met.
 - The Waukesha County overall economic development program plan identifies economic development potentials and constraints in the County and provides a framework for the County's economic development efforts carried out through the Waukesha County Economic Development Corporation.
 3. As of December 1994, 28 of the 38 communities in Waukesha County, six cities, 12 villages, and 10 towns, have prepared a comprehensive, or master, plan or the land use element of such a plan, and 13 of those communities, four cities, five villages, and four towns, have updated their plans since 1990. Of the 28 communities in Waukesha County that have prepared master plans, 24 have formally adopted such plans, and one community has completed a plan being considered for adoption in 1994.
 4. An analysis of local land use plans, extraterritorial planning aside, indicated that about 453 square miles, or about 78 percent of the total area of the County, were covered by local land use plans in 1994. Urban residential land comprised the largest land use plan category in the County in 1994, encompassing a total of about 190 square miles, or about 42 percent of the area of the County covered by local land use plans. Lands proposed for lowland conservancy comprised the second largest land use plan category, encompassing about 98 square miles, or about 22 percent of the area covered. Lands proposed for commercial and industrial use encompassed about 10 square miles and about 19 square miles, respectively, together accounting for about 6 percent of the area covered.
 5. The Cities of Brookfield, Delafield, Oconomowoc, and Waukesha and the Villages of Dousman, Eagle, Hartland, Mukwonago, and Sussex have included adjacent unincorporated areas in their land use plans pursuant to extraterritorial planning authority granted to them under Section 62.23(7a) of the Wisconsin Statutes. The area of the County covered by local land use plans, taking into account extraterritorial city and village planning areas, was about 484 square miles, or about 83 percent of the total area of the County, in 1994.
 6. General zoning was in effect in all communities in Waukesha County in 1993. Four towns in the County, Genesee, Oconomowoc, Ottawa, and Vernon, were under the jurisdiction of the County zoning ordinance, while the remaining nine towns had adopted their own zoning ordinances under village powers. Floodland ordinances were in effect in 1993 in all parts of Waukesha County where flood hazard areas had been identified. In 1993, the County shoreland zoning ordinance was in effect in all unincorporated areas of the County. Nineteen of the 24 cities and villages

in the County had adopted shoreland-wetland zoning ordinances. Of the five remaining villages, three, the Villages of Eagle, North Prairie, and Wales, had no shoreland wetlands and were thus not required to adopt such ordinances and two, the Villages of Lannon and Pewaukee, had not yet adopted such ordinances.

7. In 1993, lands zoned for urban residential use, including lands placed in agricultural districts permitting residential development on lots less than five acres, encompassed a total of about 302 square miles, or about 52 percent of the total area of the County. By far most of this area was restricted to relatively large-lot development. About 136 square miles, or 45 percent of all land zoned for urban residential use, was designated for low-density development; about 129 square miles, or 43 percent of the total, was designated for suburban-density development. Lands zoned for medium- and high-density residential development together encompassed about 38 square miles, or 12 percent of land zoned for urban residential use.

Undeveloped residential-zoned land encompassed a total of about 165 square miles in Waukesha County in 1993. This included about 95 square miles zoned for suburban density development, about 60 square miles for low-density development, about eight square miles for medium-density development, and about two square miles for high-density development. It is estimated that upon full development, such lands would be able to accommodate an additional 230,000 persons, about 73 percent more than the 1990 resident population of the County, 304,715 persons. At the rate of growth in population envisioned for Waukesha County under a regional intermediate-growth scenario, it would take about 50 years to fully utilize all of the proposed additional residential land in the County. It is thus apparent that the County as a whole is "overzoned" for residential use.

8. Land zoned for commercial use in Waukesha County encompassed about 14 square miles, or about 2 percent of the total area of the County, in 1993. Of the total commercially zoned land area in the County in 1993, about 4.5 square miles, or 31 percent, was undeveloped and available for development. At the rate of growth in retail and service

commercial employment envisioned for Waukesha County under an intermediate regional growth scenario, it would take about 50 years to fully utilize all of the proposed additional commercial land in the County.

9. Land zoned for industrial use in Waukesha County encompassed about 24 square miles, or about 4 percent of the total area of the County, in 1993. Of the total industrially zoned land area in the County in 1993, about 8.5 square miles, or about 35 percent, was undeveloped and available for development. At the rate of growth in industrial employment envisioned for Waukesha County under an intermediate regional growth scenario, it would take about 90 years to fully utilize all of the proposed additional industrial land in the County.
10. With respect to lands zoned for rural use, lands in lowland conservancy zoning districts encompassed about 106 square miles, or about 18 percent of the total area of the County, in 1993. Lands in upland conservancy zoning districts, permitting residential development at a density of at least five acres per dwelling unit, encompassed about 1,000 acres, or less than 1 percent of the total area of the County, in 1993. Lands in rural residential zoning districts, also permitting residential development at a density of at least five acres per dwelling unit, encompassed about 12 square miles, or about 2 percent of the total area of the County. Prime agricultural zoning districts, with minimum parcel sizes of 35 acres or more, encompassed about 47 square miles, or about 8 percent of the total area of the County. About 13 square miles, or 2 percent of the total area of the County, have been placed in other agricultural zoning districts, with minimum parcel sizes ranging between five and 34.9 acres.
11. All but two civil divisions, the Villages of Chenequa and Elm Grove, which are essentially fully developed, had adopted subdivision control ordinances in 1993. The County regulates subdivisions within the unincorporated shoreland areas in the County.
12. Official mapping powers, granted to local governments under Section 62.23(6) of the Wisconsin Statutes, can be used to identify precisely the location and width of existing and proposed streets, highways, park-

ways, and drainageways and the location and extent of parks and playgrounds. As of 1993, 11 local units of government in the County had adopted official maps pursuant to Section 62.23(6) of the Wisconsin Statutes.

Under Section 80.64 of the Statutes, counties may adopt highway-width maps showing the location and width of proposed new highways and the widths of any highways proposed to be expanded. Such maps serve a function similar to local official maps, but with jurisdiction limited to streets and highways. Waukesha County initially adopted a highway-width map in 1954 and adopted a comprehensive amendment of that map in 1977.

13. The Wisconsin Statutes authorize local units of government to establish several types of

special-purpose districts to help implement land use development or redevelopment objectives in selected areas. Important among these are tax incremental financing districts, town sanitary districts, public inland lake protection and rehabilitation districts, business improvement districts, and redevelopment districts, all of which have been established within Waukesha County. A total of 26 tax incremental financing districts existed in 14 cities and villages in the County in 1993, nine town sanitary districts were located within the County in 1993, 11 public inland lake protection and rehabilitation districts were located within the County in 1993, two business improvement districts were located within the County in 1993, and three redevelopment areas were located within the County, all in the central portion of the City of Waukesha, in 1993.